



Municipality of Port Hope

Public Meeting Report

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Report Title: ZB02-2022 – Zoning By-law Amendment Application 5868 County Road 65

Report to: Planning & Development Committee

Date of meeting: July 5, 2023

Report Author:

Sagar Babbar, Planner

Department responsible:

Planning & Development

Report Number: PD-23-23

Planning Report PD-23-23 is presented for information purposes only, in accordance with the statutory public meeting requirements of the Planning Act R.S.O. 1990, c.P.13.

Anyone who attends the public meeting may present an oral submission, and/or provide a written submission to the Planning & Development Department on the proposed applications. Also, any person may make written submissions at any time before Council makes a decision.

Additional information regarding statutory public meetings under the Planning Act can be found on the municipal website.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Port Hope before the by-laws are passed, the person or public body is not entitled to appeal the decision of Council to the Ontario Land Tribunal (OLT) and may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Staff do not make a recommendation nor does Council make a decision at this Public Meeting.

Highlights:

- Since Bill 23 removes the statutory requirement to hold public meetings for Draft Plan of Subdivision, this report focuses on the Zoning By-law Amendment application submitted by the applicant.

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- The purpose of the proposed Zoning By-law Amendment application is to rezone the subject lands from Development 'D' zone to Hamlet Residential 'RESV1', site specific RESV1(142) and RESV1(143), and Environmental Protection 'EP' Zone to permit the proposed residential uses.
 - This report prepared for the Statutory Public Meeting provides an overview of the subject lands, describes the proposed development application, includes an analysis of the current planning policy framework and comments received to date.

1.2 Purpose:

The purpose of the report is to present background information concerning the proposed Zoning By-law Amendment application submitted by D.G. Biddle and Associates Limited on behalf of Hillstreet Developments Ltd. Staff note that since Bill 23 removes the statutory requirement to hold public meetings for Draft Plan of Subdivision, this report focuses on Zoning By-law Amendment application submitted by the applicant.

This report has been prepared for the Statutory Public Meeting for the proposed development application and it provides an overview of the subject lands, describes the proposed development application and includes an analysis of the current planning policy framework. The report also includes all the comments submitted to date from agencies and departments as well as the public.

1.3 Background:

Site and Area Description

The subject lands are located west and south of County Road 65 in the Hamlet of Osaca (**Figure 1: Subject Lands Map**). The subject lands are legally described as Part of Lot 27 Con 5 and municipally known as 5868 County Road 65. The subject lands comprise an area of 24.6 ha with 832.6 metres of frontage on County Rd 65. The majority of the property currently consists of active agricultural land, woodlands and unevaluated wetlands. To the northeast of the property lies the Osaca Provincially Significant Wetland (PSW), which is situated across County Road 65 approximately 35 metres east of the subject property.

There is unevaluated wetland located on the property. The wetland extends into the adjacent lot to the west and appears to be hydrologically connected to the Osaca PSW through a watercourse which runs east through County Road 65.

Two tributaries of Ganaraska River within or adjacent to the subject property are identified. The tributary that flows through the wetland at the north end of the subject property is identified as a tributary of the Ganaraska River and is a cold water stream. The tributary that is just south of the subject property is identified as Port Britain Creek and is also a cold water stream. Woodlands are also located on the northern, southern, and western portions of the subject property.

Access to the property is currently gained from County Road 65. There is an existing two-storey single detached dwelling and a frame barn located on the subject lands which the applicant is intending to sever from the development parcel prior to the registration of the plan of subdivision. Additionally, there are two more sheds within the development parcel which are proposed to be demolished.

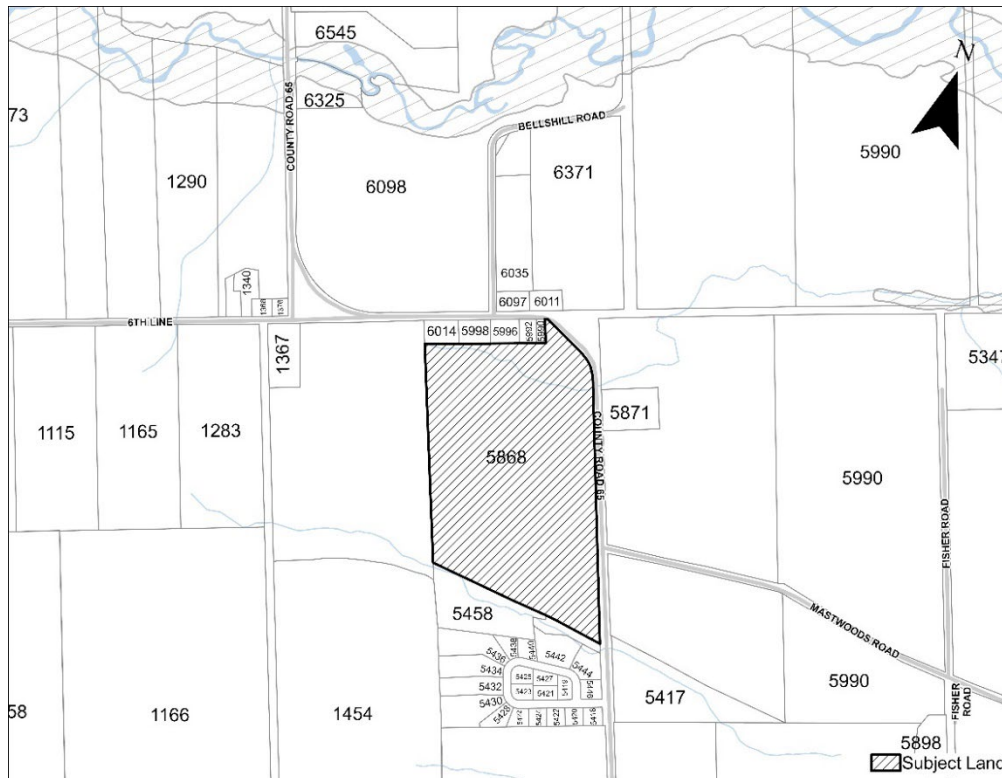


Figure 1: Subject Lands Map

The subject land is currently designated 'Hamlet' in the Municipality of Port Hope Official Plan and zoned Development 'D' by Zoning By-law 20/2010, as amended.

Surrounding Land Uses:

The subject lands are surrounded by:

- Hamlet Residential One - 'RESV1' to the north;
- Hamlet Residential One - 'RESV1', 'EP' Environmental Protection to the west;
- Hamlet Residential One - 'RESV1' and EP' Environmental Protection 'EP' to the south; and
- Rural Residential 'RESR' and Agriculture 'A' to the east.

Figure 2 shows the other two subdivisions to the south and west of subject lands. The subdivision to the south, which boundaries are highlighted in yellow, has received final approval for 20 single detached dwellings and is currently under construction. The

subdivision to the west of subject land, highlighted in red, is in the process of obtaining final approval for 18 single detached dwellings. Only the cleared portion on the north in red boundary will be developed for 18 lots.

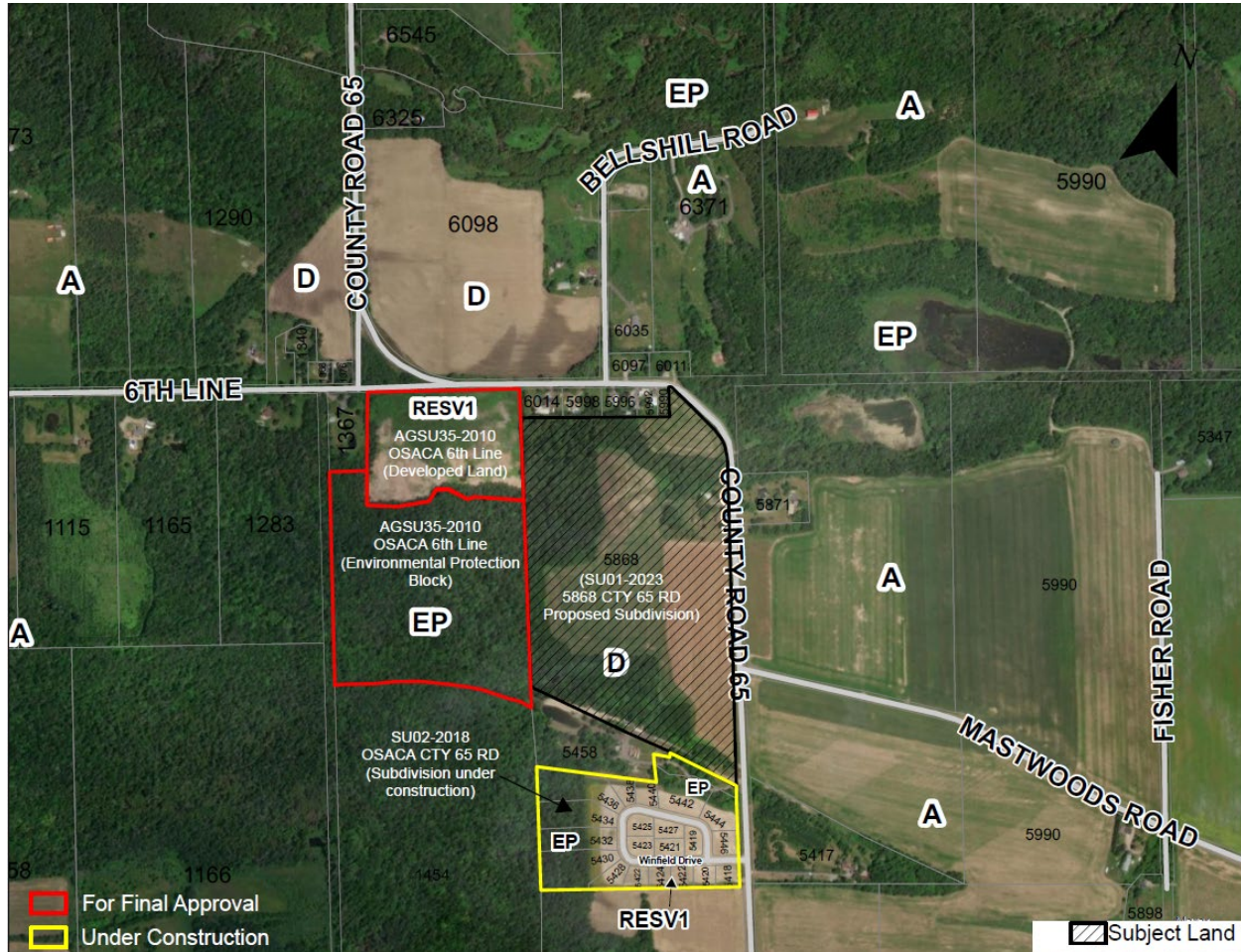


Figure 2: Other Subdivisions in Osaca Hamlet

Application

The applicant, D.G. Biddle and Associates Limited on behalf of Hillstreet Developments Ltd, has submitted a Zoning By-law Amendment application to rezone the subject lands from Development 'D' zone to Hamlet Residential 'RESV1', site specific 'RESV1(142)' and 'RESV1(143)', and Environmental Protection 'EP' Zone to permit the development of 58 lots for single detached dwellings. Approximately 6.61 ha (16.3 ac) is to be rezoned to Environmental Protection 'EP'.

The applicant has concurrently submitted a Draft Plan of Subdivision application which is also under review by the staff. The applicant is proposing to develop four single detached dwelling lots on a new public street on the lands located north of open space block. Land south of the open space block are proposed to be developed for 54 detached dwelling lots on three new public streets. All the single detached dwelling lots

will be accessed through an internal road network (Street A, B, C and D) that will connect County Road 65 to the proposed Plan of Subdivision from the east.

The proposed Plan of Subdivision (see **Attachment 1: Draft Plan of Subdivision**) will also feature the following:

- Block 59 for firefighting pond or park block
- Block 60 for open space.

The following section provides a review of the proposed development's key details and features.

As illustrated in **Attachment 1**, the proposed Draft Plan of Subdivision indicates the layout of the proposed roads and blocks. The proposed plan will consist of 58 residential lots for single detached dwellings with lot frontages of between 12.7m and 49.7m and lot areas of between 2,100m² and 4,480m². In further detail, the proposed land uses are summarized below in **Table 1**:

Table 1: Site Statistics

Land Use	Area (Hectares/ Acres)
58 Residential Lots (Lots 1-58)	15.5 ha / 38.3 ac
F.F. Pond/Park Block (Blocks 59)	0.20 ha / 0.5 ac
Open Space (Block 60)	6.61 ha / 16.33 ac
20.0 m Municipal Road Allowance - Street A, B, C and D	2.23 ha / 5.5 ac
TOTAL	24.60 ha / 60.78 ac

Documents Submitted in Support

In support of the proposed development applications, the proponent has submitted a number of technical reports, including:

- Planning Justification Report prepared by D.M. Wills Associates Limited, dated April 2023
- Stage 1 and Stage 2 Archaeological Assessment prepared by Earthworks Archaeological Services Inc., dated April 18, 2023
- Environmental Impact Study prepared by D.M. Wills Associates Limited, dated December 2022.
- Functional Servicing and Stormwater Management Report prepared by D.G. Biddle and Associates Limited, dated February 2023
- Geotechnical Investigation prepared by Cambium Inc., dated November 18, 2022
- Hydrogeological Study Report by D.M. Wills Associates Limited, dated December 2022.
- Phase One Environmental Site Assessment prepared by Cambium Inc., dated September 28, 2022

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- Phase Two Environmental Site Assessment prepared by Cambium Inc., dated October 21, 2022
 - Traffic Impact Assessment prepared by D.M. Wills Associates Limited, dated November 2022.
 - Tree Inventory and Preservation Plan report prepared by Kuntz Forestry Consulting Inc., dated March 28, 2023.

All studies, reports, and drawings can be found on the Municipality's Current Planning applications page at <https://www.porthope.ca/en/business-and-development/current-zoning-by-law-and-official-plan-amendment-applications.aspx#ZB022023-5868-County-Road-65>. Staff and commenting agencies have reviewed these studies and their comments have been summarized later in this staff report. No further submissions from the proponent have been made as of the date of writing this report. The applicant will be required to address the comments in a future submission.

Servicing:

The proposed lots are to be serviced by private wells and on-site septic systems. In support of the proposed applications, the applicant has submitted a Hydrogeological Study. The study concludes that the current configuration of the proposed development would result in unacceptable levels of nitrate at the property boundary, unless advanced treatment is considered for proposed sewage disposal system. The study also suggests that if the number of lots is reduced to 53, conventional sewage disposal systems without advanced treatment would result in acceptable nitrate concentrations at the property boundaries. Additionally, in terms of groundwater availability, the installation and testing of water supply wells on the subject property is scheduled for later this year, to ensure that adequate water supply and quality is available to the proposed development. The results of this testing will be included as an addendum to the Hydrogeological Study Report.

The Municipality retained Blumetric Environmental Inc. to undertake a peer review to provide a third party, science-based review of the Applicant's Hydrogeological and related documents. Blumetric agrees with the septic system evaluation in the applicant's hydrogeological study that the proposed 58 lots would not result in acceptable nitrate concentrations at the down gradient property boundary and will require advance treatment. They also suggested that well interference between wells on the site as well as adjacent private wells must be evaluated to ensure that all wells will always be able meet the peak water demands (**See Attachment 2**).

A Functional Servicing and Stormwater Management (SWM) report has also been submitted in support of the proposed development to demonstrate how the site will be serviced with sewage and water systems, and how stormwater quantity and quality will be attenuated on-site. Stormwater quality and quantity will be accommodated on site through a Low Impact Development (LID) technique directing water from the site to the North and South Creek using an open ditch drainage system.

Fire protection is proposed by implementing a dry hydrant system and on-site underground water supply tank. Block 59 on the draft plan is proposed for fire protection pond.

Traffic:

Access to the Plan of Subdivision is proposed through an internal road network that will connect to the County Road 65. The proposed development will directly access County Road 65 which will align with Mastwood Road and will have another access to County Road 65 north of the subdivision.

In support of the proposed development application, a Traffic Study Report was completed by Tranplan Associates. Based on field observations and traffic analyses, it concluded that the new trips generated by the development will have no impact on County Road 65 at the entrances of the development in the existing or future scenarios. The study also concludes that for the north entrance of the development, the existing site condition will not fulfill the sight distance either for the horizontal curve or for a proposed entrance. Therefore, to fulfill the sight distance requirements and proactively enhance traffic safety in the area, the study recommends various measures.

Comments received from the County on Traffic Impact Assessment indicates that given the sightline limitations on County Road 65 in the vicinity of the two horizontal curves at the north-end of the property, an entrance to County Road 65 will not be permitted between or adjacent to the curves (**See Attachment 4**).

Environmental Impact Study

The Environmental Impact Study prepared by D.M. Wills Associated Limited assessed the potential negative impacts to natural heritage features identified during the preliminary development review process. Accordingly, the site contains or is adjacent to (within 120 m of) the following natural heritage and/or hydrologic features:

- significant woodland
- provincial significant wetland and unevaluated wetland
- watercourses
- candidate significant wildlife habitat (SWH)
- Area of Natural Scientific Interest (Life Science, Osaca-Ganaraska River/Osaca Wetland).

The woodlands on the subject property are considered to be significant as they meet the criteria for determining significant woodlands as indicated in EIS submitted by the applicant. The woodland complex on the subject property contains a high diversity of native tree species such as Sugar Maple, Eastern Hemlock, Eastern White Cedar, Yellow Birch, and White Birch. Applicant is proposing to provide minimum 5 m buffer from the woodland to ensure that no impact on the woodland will occur from the

proposed development. Some of the lots have 15 m buffer from the woodland. In addition, some of the lots and cul-de-sac are planned to be developed within the significant woodland provided additional mitigation measures are implemented to avoid impacts to the woodland. The EIS recommends offsetting the impact of tree removal by proposing additional plantings and preservation of trees within the 5 m and 15 m buffer areas. A FOM3 ecosite is also identified on the south of the property as Old Growth Forest Significant Wildlife Habitat (SWH). To avoid impacts to this feature, no development is proposed within this feature.

Unevaluated wetland on the north of the property is proposed to have a 15 m setback and no development will occur within this 15 m setback. In order to ensure that 15 m buffer prevent impacts to the wetlands, additional plantings are suggested within the 15 m buffer where the agricultural field currently exists. In addition, sediment fence around the entire site will be installed before construction activities commence to prevent soil deposition into the wetland and watercourse.

Habitat for various Species at Risk (SAR) bird and bat species are identified as being present within, or adjacent to the area of the proposed development. Osaca PSW found on the east side of County Road 65 provides habitat for SAR turtles, and the wetland on the subject property could be used as a movement corridor for them. Therefore, EIS recommends various mitigation measures to reduce the impact on SAR.

The Municipality retained North-South Environmental Inc. (NSE) to undertake a peer review to provide a third party, science-based review of the Applicant's EIS. The purpose of the peer review is to ensure the subject planning applications will conform with applicable natural heritage policies and legislation.

The NSE concluded that there are several concerns with the EIS and identifies some shortcoming in the field surveys and not enough demonstration that the proposed development will not result in a negative impact to the natural features and their ecological functions on the subject property and adjacent lands. The Peer Review report is provided in its entirety as **Attachment No. 3**.

Parkland:

A total of 0.21 ha of land for firefighting pond or park block (Block 59) has been identified within the Plan of Subdivision, so it is anticipated that the applicant will provide cash-in-lieu of parkland. In accordance with the Municipality of Port Hope Parkland Dedication By-law 65-2007, a payment of five percent (5%) of value of the lands is required.

Archeology:

The applicant has submitted Stage One and Stage Two Archaeological Assessment. The Stage 2 archaeological survey resulted in the recovery of an isolated lithic formal

tool manufactured on greywacke, a type of sandstone material. The report concludes that no additional archaeological assessments are required for the subject lands.

1.4 Policy Review:

This section provides a high-level analysis of relevant provincial and municipal land-use and development policies that apply to the proposed applications.

Planning Act

All land use planning decisions in the Province of Ontario must be consistent with Part 1(2) of the *Planning Act*, which broadly sets out matters of provincial interest.

Section 34 Zoning By-laws outlines the legislative requirements the municipal governments must abide by specific to zoning. This includes zoning by-law creation, amendments, the criteria for a complete application, and the associated timelines, among many other provisions.

Provincial Policy Statement

The PPS is an important part of Ontario's land use planning system, setting out the provincial land use policy direction that guides municipal decision making. Municipalities play a key role in implementing provincial land use policies through local official plans, zoning by-laws and other planning decisions. The *Planning Act* requires that decisions on land use planning matters be consistent with PPS policies.

Section 1.1.3 of the Provincial Policy Statement (PPS) categorizes the subject lands as being within a 'Settlement Area' (Hamlet of Osaca) of the Municipality of Port Hope. As such, these areas shall be the focus of growth and development and their vitality and regeneration shall be promoted (PPS - 1.1.3.1). The policies contained in the PPS direct growth to urban areas and rural settlement areas and require the provisions of lands for efficient development patterns, diverse uses, the protection of resources, promotion of green spaces, and the effective use of infrastructure and public service facilities.

Section 1.1.4 of the PPS outlines policies related to rural areas in municipalities, stipulating that rural areas should be supported by building upon existing rural character and accommodating an appropriate mix and range of housing. The Hamlet of Osaca is considered a Rural Settlement Area.

Section 1.4 outlines the policies related to housing, specifically that a diverse range and mix of housing types, affordability, and density be provided by the Municipalities.

Section 1.6.6 of the PPS allows the use of the individual on-site sewage services and on-site water services where municipal sewage services and municipal water services are not provided. The proposed development is to be serviced as per the Functional Servicing and Stormwater Management Report with individual on-site sewage and water systems.

Section 2.1 of the PPS describes natural heritage as those features that are to be protected for the long term. Development and site alteration is generally not permitted within significant wetlands, woodlands, wildlife habitat, valleylands, and areas of natural and scientific interest. The description of the natural features on the subject lands and associated proposed mitigation measures is provided earlier in the EIS report.

The PPS provides flexibility regarding development in some natural features and areas through an assessment of negative impacts on the natural features or their ecological functions. This is recognized through the later part of policy 2.1.5 where there can be some impacts to significant features provided these impacts are not 'negative impacts', where negative impacts are defined as "degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities."

As per Section 2.6 of the PPS, significant built heritage resources and cultural landscapes are to be conserved and site alteration is not permitted unless it is demonstrated that there are no features of significance on the subject lands. Stage 1 and Stage 2 Archaeological Assessment has been undertaken on the subject lands given the proximity of the proposed rezoned lands to the Ganaraska River.

Section 3.2 of PPS describes policies related to natural and human made hazards. The Phase 1 Environmental Site Assessment by Cambium Inc. concludes that there are two potentially contaminating activities (one on the subject property, and one off-site). Phase 2 ESA was conducted to investigate into the area of potential environmental concerns.

On the basis of the above, residential uses are permitted on the subject lands provided it can be demonstrated that there are no negative impacts on natural heritage and hydrological features and functions identified on or adjacent to the subject lands.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2020)

The Growth Plan informs decision making regarding growth management and environmental protection in the Greater Golden Horseshoe.

Section 2.2.1 directs limited growth to settlement areas that are delineated built up areas and are not serviced by municipal water and wastewater systems. As the subject property is part of the Rural Areas, Section 2.2.9.6 directing new multiple lots or units of residential development to settlement areas also applies to the proposal.

Section 2.2.6 provides policies that support a diverse range and mix of housing options and densities. Section 3.2.7 states that the proposals for the large-scale development proceeding by way of a plan of subdivision will be supported by a stormwater management plan. GRCA and the County have reviewed the proponent's Functional Servicing and Stormwater Management Report and provided their comments (see Attachment No. 4).

The Growth Plan affords protection from development to significant features in the Natural Heritage System (NHS). Section 4.2.2 describes the policies relating to natural heritage systems. Development or site alteration will need to demonstrate that there are no negative impacts on key natural heritage features or key hydrologic features or their functions.

County of Northumberland Official Plan

The Northumberland County Official Plan (NCOP) designates the subject lands as 'Rural Settlement Area.' A range of land uses appropriate for the 'Rural Settlement Area' are permitted based on the nature of their servicing in accordance with Municipality of Port Hope Official Plan policies and land use designations.

Section C1.3 of the Official Plan sets out the land use objectives for 'Rural Settlement Area' including:

- a) Maintain and enhance the character and identity of rural settlement areas;
- b) To encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds and needs provided appropriate servicing is available;

Section C1.5.1 b) of the NCOP states that an appropriate range of housing types and densities should be provided to meet the needs of current and future residents.

In rural settlement areas where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, Section B14 allows for the use of on-site sewage services and individual on-site water services provided that site conditions are suitable. The proposed development will be serviced by private wells and septic systems. The Hydrogeological Study and Functional Site Servicing and Stormwater Management Report supporting this proposal indicate that the subject development will be adequately serviced with the use of advanced treatment on each lot.

Section D1.5 of the NCOP consists of policies related to development and site alteration in natural heritage resource areas including:

"b) Development and site alteration shall not be permitted in the following features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions:

- i) Significant woodlands;
- ii) Significant valleylands;
- iii) Non-significant coastal wetlands;
- iv) Significant wildlife habitat; and,
- v) Significant Areas of Natural and Scientific interest.

d) Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements."

Port Hope Official Plan

In the Schedule C of the Official Plan, the subject lands is designated as 'Hamlet' (see **Figure 3: Excerpt from Schedule 'C'**).

As per Section D2.2 of the Municipal Official Plan, a mix of suitable residential, commercial, community facilities, and small scale industrial uses developed on private sewage and water systems at appropriate densities and sizes is encouraged within the Hamlet designation. The proposed Plan of Subdivision features single detached dwellings, a permitted use in the Hamlet Designation. To discourage sprawling development, the proposed lots are 'in-depth' from the existing strip of residential development on County Road 65 within the Hamlet of Osaca, a Rural Settlement Area identified within the Municipality of Port Hope.

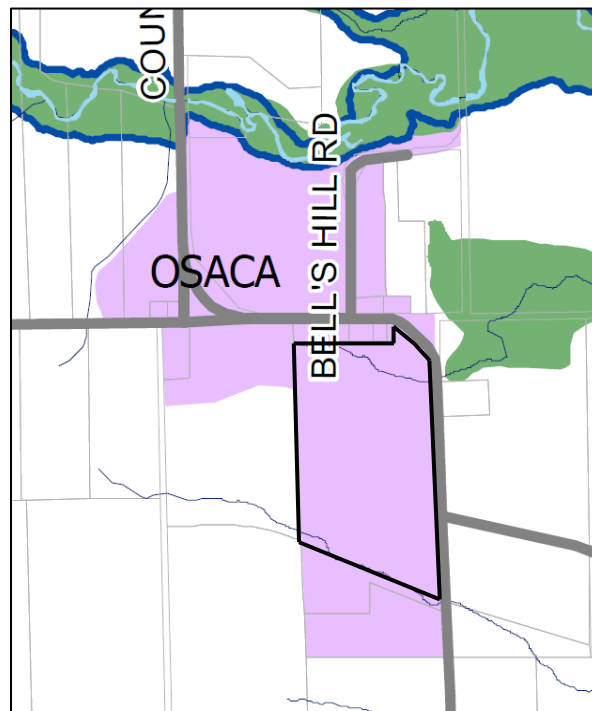


Figure 3: Excerpt from Schedule 'C'

Internal roads are to be constructed in accordance with Municipal standards and are the responsibility of the developer for a period specified in the subdivision agreement which would be developed as part of the Final Approval process. The proposed two accesses from County Road 65 to the east will allow for access to the individual lots within the proposed Plan of Subdivision.

As required by the Official Plan, the proponent has consulted with GRCA and D.M. Wills Associated Ltd. to demonstrate via an Environmental Impact Study that the proposed development on-site considers and mitigates all impacts on the natural hazard features.

The peer review and GRCA are recommending that the EIS be updated to address a number of comments.

Schedule B1 Developmental Constraints of the Official Plan identifies natural heritage features outside of the Oak Ridges Moraine, which includes those portions of the subject lands that are identified as significant woodlands, wetlands, valleylands, areas of natural and scientific interest, and significant groundwater recharge area that are subject to the policies of Section C5.2.2.2.

In regards to the “negative impact test” policy direction, Section 5.2.2.2 of the Official Plan states that “... any proponent of development or site alteration within or adjacent to lands classified as Natural Heritage shall demonstrate in accordance with provincial legislation, policies and appropriate guidelines and to the satisfaction of Council that there shall be no negative impacts on the natural feature or the ecological function for which the area has been identified, that cannot be mitigated. Proponents proposing development within or adjacent to natural heritage features as defined in Table 1 shall complete an environmental impact study in accordance with Section C20.3 of this Plan”.

As described earlier in this report, an Environmental Impact Study was completed by D.M. Wills Associates Limited in support of the proposed development, provided that the recommendations as outlined in the study are implemented accordingly.

Section C12.1.2 of the Official Plan sets out the servicing policy in the Hamlet and Rural Areas where all development is to be served by private sewer and water systems. Adequate on-site supply of potable groundwater must be demonstrated. On-site soils and lot sizes must also be determined to be adequate for proposed sewage disposal systems. A detailed hydrogeological study is required to determine that the proposed septic system and wells do not have any negative effects of surrounding uses. The applicant submitted Hydrogeological Study which states that the installation and testing of water supply wells on the subject property is scheduled for later this year, to ensure that adequate water supply and quality is available to the proposed development. Planning staff are waiting for an addendum to the hydrogeological study to confirm the findings regarding groundwater supply. The Hydrogeological study and Functional Servicing and Stormwater Management Report concludes that lots can be serviced by private on-site septic systems.

As per Section C12.1.3, all developments shall provide adequate stormwater management facilities as approved by the Municipality and the GRCA. Further, such facilities must be designed to protect adjacent watercourses and land uses from any negative impacts of the stormwater run-off. GRCA and Northumberland County comments regarding Functional Servicing and Stormwater Management Report have been provided to the proponent.

Zoning By-law

The subject lands are currently zoned Development 'D' by Zoning By-law 20/2010, as amended. Residential uses are prohibited on lands zoned as Development 'D' except where such use existed as of the date of the passing of the By-law. A Zoning By-law Amendment to address the change in use and deficient zoning provisions is required.

To accommodate the proposed development, the subject lands would be rezoned into the following zones (see **Figure 4: Proposed Zoning Schedule**):

- The proposed 58 lots for single detached dwellings will be rezoned to the Hamlet Residential One 'RESV1', Hamlet Residential One Exception 142 'RESV1(142)' and Hamlet Residential One Exception 143 'RESV1(143)' zone in order to permit the lots/units.
- The blocks containing natural heritage features (Blocks 60) will be rezoned to the Environmental Protection 'EP' Zone.

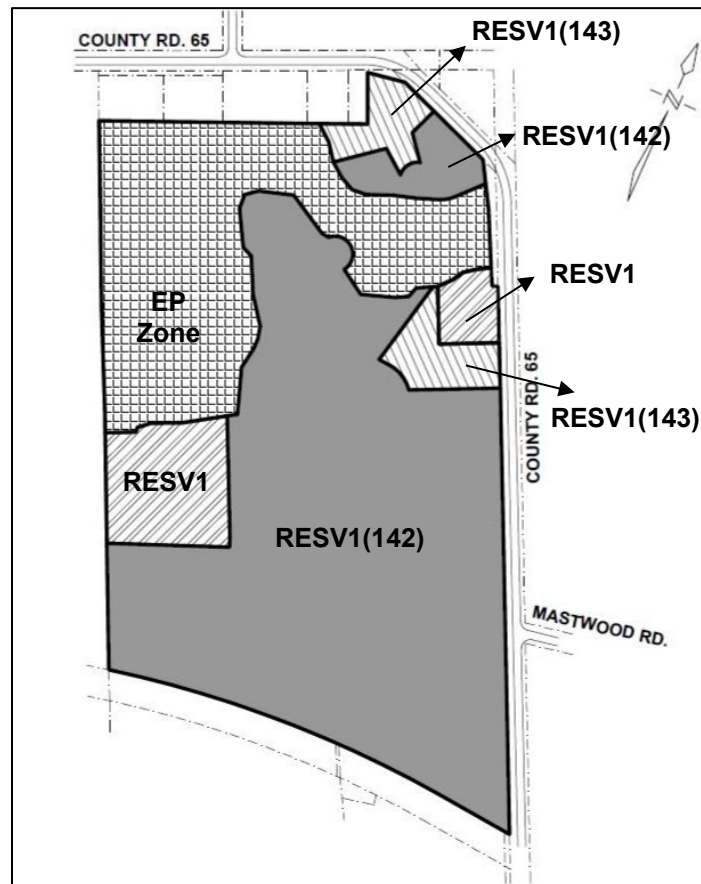


Figure 4: Proposed Zoning Schedule

The Zoning By-law for RESV1 requires a minimum lot area of 2,800 m² and minimum frontage of 30.0 m. The proposed lot sizes range from 2,100 m² and 4,480 m² and proposed lot frontages range from 12.7 m to 49.7 m, so some of the lots do not meet the minimum lot area and frontage requirement. The site-specific Zoning By-law

Amendment is required to address these deficiencies. **Table 2** below provides a summary of the performance standards proposed for the 'RESV1(142)' Zone and 'RESV1 (143)' Zone:

Table 2: Proposed Performance Standards

	Performance Standards for RESV1	Proposed Standard for RESV1(142)	Proposed Standard for RESV1(143)
Minimum Lot Area	2,800 m ²	2,100 m²	2,100 m²
Minimum Lot Frontage	30 m	18.2 m	12.7 m
Minimum Front Yard	10 m	As Required	As Required
Minimum Interior Side Yard	3 m	As Required	As Required
Minimum Exterior Side Yard	10 m	As Required	As Required
Minimum Rear Yard	10 m	As Required	As Required
Maximum Lot Coverage	30%	As Required	As Required
Minimum Landscaped Open Space	30%	As Required	As Required
Maximum Height	11 m	As Required	As Required

1.4 Consultation with other Departments/Sources:

On May 4, 2022, the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications, along with all applicable supporting studies, were circulated to applicable internal departments and external agencies. Comments relating to the subject applications are summarized in **Table 3**, with full comments available (see **Attachment 4**).

Table 3: Summary of Comments

Dept. or Agency	Summary of Comments
Works and Engineering	Does not support rezoning and recommends that lower lot density be observed (May 10, 2023)
Parks, Recreation and Culture	Parkland cash-in-lieu (June 21, 2023)
County of Northumberland – Planning	<ul style="list-style-type: none"> • Final copy of Environmental Site Assessment is required • Considering rezoning Ecosite FOM3 to an appropriate environmental protection zone. • Sewage system permit will be required (June 14, 2023).

County of Northumberland – Public Works	<ul style="list-style-type: none"> • Entrance on north-end of the property will not be permitted. • Traffic study should include traffic growth resultant from other developments approved in Osaca. • Entrance and Setback permit required (June 23, 2022).
County of Northumberland – Septic	Sewage system permit will be required (June 19, 2023)
Ganaraska Region Conservation Authority (‘GRCA’)	Updating the submitted studies to reflect various comments received regarding natural hazards, stormwater management and wetlands (May 31, 2023)
Bell Canada	Draft Conditions (May 24, 2023)
Canada Post	Draft Conditions (May 16, 2023)
KPRD School Board	Draft Plan Conditions (June 19, 2023)
Hydro One	No Comments/concerns (May 17, 2023)
Building, Corporate Services, Fire and Emergency Services, PVNCCD School Board, CSD catholique centre-sud	No comments received to date

1.5 Communication and Public Engagement:

The Municipality has undertaken public consultation, using *Planning Act* tools such as resident mail outs, on-site posting and newspaper notices, all enhanced by other forms of communication including Municipal Website, Community Consultation Webpage, social media posts, and public announcements at Council meetings.

In accordance with the *Planning Act*, the separate Notice of Complete Application and Public Meeting for the Zoning By-law Amendment application was given to all assessed persons within 120 metres of the subject lands. The Notice of Complete Application was mailed on May 17, 2023 and was published in the local newspaper (Northumberland News) on May 18, 2023. The Notice of Public Meeting was mailed to the residents and published in the local newspaper (Northumberland News) on June 8, 2023 and posted on the municipal website. The Proponent also posted one site sign on the property.

The current planning applications page on Municipality’s website contains links to all the materials submitted by the Proponent, as well as allows for feedback to be submitted by the residents during the review process. The page is updated periodically.

One voluntary Open House was conducted by the proponent on May 30, 2023. The notice for the Open House was published by the proponent in the newspaper on May 25, 2023. Only one person attended the open house.

As of the writing of this report, planning staff are in receipt of comments from two local residents regarding the subject application. The concerns regarding the application centered on the second access to the subject property from the northern portion, loss of significant woodland, hydrology of the site and the impact on the existing wells, traffic and dust during construction and availability of gas lines. All the written correspondence received up to the date of the writing of the report are included as **Attachment 5: Correspondence from Residents**.

1.6 Conclusion:

The proposed development, if approved, would allow the creation of 58 lots for single detached dwellings supported by on-site private services (well and septic). The single detached dwelling lots would be accessed through an internal road network that would connect to the County Road 65. The proposed development will directly access County Road 65 which would align with Mastwood Road and would have another access to County Road 65 north of the subdivision.

The proposed zoning by-law amendment is intended to rezone approximately 18 ha (44.47 ac) of the subject lands from Development 'D' zone to Hamlet Residential One 'RESV1', site specific Hamlet Residential One 'RESV1(142)' and 'RESV1(143)' to allow for residential development. The remainder of the subject lands will be zoned to Environmental Protection 'EP' zone.

1.7 Next Steps

The purpose of Public Meeting is to consider the staff report and provide a public forum for questions and feedback on the merits of the development application. At this time, Planning staff are not providing a recommendation. There are outstanding information and responses from the proponent to the agencies and department comments. Planning staff will prepare a Planning Recommendation Report in the future and it will be presented to a Committee of the Whole meeting, prior to Council rendering a final decision.

Attachments:

- Attachment 1: Draft Plan of Subdivision
- Attachment 2: Blumetric Peer Review
- Attachment 3: NSE Peer Review Report
- Attachment 4: Department and Agency Comments
- Attachment 5: Correspondence from Residents